



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/19/2024

**REQUESTER:** Doyle and Janet Reich

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-04 FISCHER ACRES.

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### BACKGROUND:

APPLICANT	Doyle and Janet Reich
LOCATION	One half mile south of the intersection of East Lindsey and Fischer Avenue, at the end of Fischer Avenue
PROPOSAL	Rural Certificate of Survey (COS): Subdividing a 19.81 acres tract from 80 acres

The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 20 acres from an 80 acre parcel, creating two parcels.

**DISCUSSION:** This general area is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District. It is predominantly very low density due to the portions of land over the Garber-Wellington Aquifer primary recharge area and 100 year floodplain. A significant portion of the subject parcel is in 100 year floodplain and would require floodplain permits to develop in those areas. The subject tract will have access from Fischer Drive. Fischer Drive does not have a designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master plan does not propose trails or sidewalks for the subject.

The Greenbelt Enhancement Statement, Rural Certificate of Survey, and location maps are attached.

**RECOMMENDATION:** Staff places this item on the consent docket for the March 19, 2024 Greenbelt Commission Meeting.